LOT 17
NASSAU CROSSING PHASE 1
OR 2344/490

JAMES NOEL & ERICA
86338 BULL CT
YULEE, FL 32097

2025

42-2N-27-1090-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

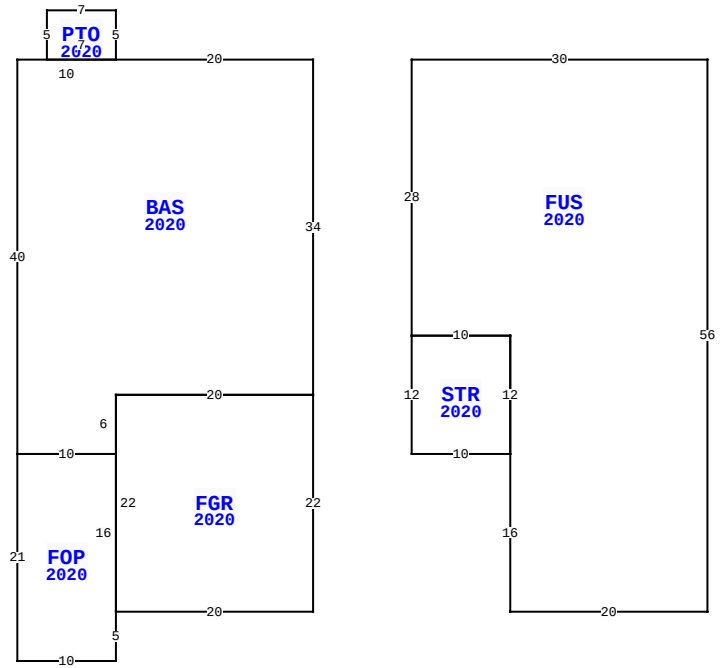
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4091.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2020	1,080	116,933
FGR	440	55	2020	242	26,202
FOP	210	30	2020	63	6,821
FUS	1,400	100	2020	1,400	151,580
PTO	35	5	2020	2	217
STR	120	10	2020	12	1,299
TOTALS	3,285			2,799	303,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,799	109.9200	109.92	307,666	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 2480 HX Base Yr



86338 BULL CT, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/12/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	303,051
TOTAL MARKET OB/XF VALUE	3,231
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	356,282
SOH/AGL Deduction	0
ASSESSED VALUE	356,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,282
TOTAL JUST VALUE	356,282
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012861	CO ISSUED	0	12/22/2020
20005008	NEW CONSTR	329,802	08/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2420/1379	12/23/2020	SW	Q	I	01	275,200
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: JAMES NOEL & ERICA						
2372/1914	7/02/2020	WD	Q	V	05	831,200
GRANTOR: PATRIOT RIDGE LLP						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 PTO=[YR=2020] N5 W7 S5 E7$ W10 S40 FOP=[YR=2020] S21 E10 N5 FGR=[YR=2020] E20 N22 W20 S22$ N16 W10$ E10 N6 E20 N34$ PTR=E10 FUS=[YR=2020] S28 STR=[YR=2020] E10 S12 W10 N12$ E10 S12 S16 E20 N56 W30$ W10$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	634.00	SF	5.20	5.20	100	2020	2020	3	98	3,231	

LAND DESCRIPTION

TOTAL OB/XF 3,231

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2021 BY NW Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS